

Public Document Pack

Date of meeting Tuesday, 15th July, 2025

Time 7.00 pm

Venue Queen Elizabeth II & Astley Rooms - Castle House, Barracks Road, Newcastle, Staffs. ST5 1BL

Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Castle House
Barracks Road
Newcastle-under-Lyme
Staffordshire
ST5 1BL

Planning Committee

AGENDA

PART 1 – OPEN AGENDA

- 1 APOLOGIES**
- 2 DECLARATIONS OF INTEREST**
To receive Declarations of Interest from Members on items included on the agenda.
- 3 MINUTES OF PREVIOUS MEETING(S)** (Pages 3 - 6)
To consider the minutes of the previous meeting(s).
- 4 APPLICATION FOR MAJOR DEVELOPMENT - LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE, LOGGERHEADS. SHROPSHIRE HOMES. 25/00352/REM** (Pages 7 - 18)
- 5 APPLICATION FOR MAJOR DEVELOPMENT - PLOTS D2 AND D3, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00316/REM** (Pages 19 - 26)
- 6 APPLICATION FOR MAJOR DEVELOPMENT - PLOT C, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE. HARWORTH ESTATES INVESTMENTS LTD. 25/00317/REM** (Pages 27 - 34)
- 7 APPLICATION FOR MAJOR DEVELOPMENT - BUILDING 3, COALDALE ROAD, NEWCASTLE-UNDER-LYME. THE CORPORATION TRUST COMPANY. 25/00265/FUL** (Pages 35 - 40)
- 8 APPLICATION FOR MINOR DEVELOPMENT -THE BUSH INN, HIGH STREET, SILVERDALE. SILVERDALE UK DEVELOPMENTS LTD. 25/00387/FUL** (Pages 41 - 54)
- 9 LAND AT DODDLESPPOOL, BETLEY. 17/00186/207C2** (Pages 55 - 56)
- 10 URGENT BUSINESS**

To consider any business which is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972

11 DISCLOSURE OF EXEMPT INFORMATION

To resolve that the public be excluded from the meeting during consideration of the following item(s) because it is likely that there will be a disclosure of exempt information as defined in paragraphs 1,2 and 3 in Part 1 of Schedule 12A of the Local Government Act 1972.

Members: Councillors Northcott (Chair), Crisp (Vice-Chair), Fear, Holland, Bryan, Hutchison, Burnett-Faulkner, Beeston, J Williams, G Williams, Gorton and Brown

Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- Where the total membership of a committee is 12 Members or less, the quorum will be 3 members....Where the total membership is more than 12 Members, the quorum will be one quarter of the total membership.

SUBSTITUTE MEMBER SCHEME (Section B5 – Rule 2 of Constitution)

The Constitution provides for the appointment of Substitute members to attend Committees. The named Substitutes for this meeting are listed below:-

Substitute Members:	Sweeney	S Jones
	Berrisford	Fox-Hewitt
	S Tagg (Leader)	D Jones
	Heesom	Edginton-Plunkett
	Johnson	Grocott
	J Tagg	Dymond

If you are unable to attend this meeting and wish to appoint a Substitute to attend on your place you need to identify a Substitute member from the list above who is able to attend on your behalf

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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PLANNING COMMITTEE

Tuesday, 17th June, 2025
Time of Commencement: 7.00 pm

[View the agenda here](#)

[Watch the meeting here](#)

Present: Councillor Paul Northcott (Chair)

Councillors:	Crisp	Hutchison	G Williams
	Fear	Burnett-Faulkner	Gorton
	Holland	Beeston	Brown
	Bryan	J Williams	

Officers:	Geoff Durham	Civic & Member Support Officer
	Craig Jordan	Service Director - Planning
	Rachel Killeen	Development Management
		Manager
	Charles Winnett	Senior Planning Officer

1. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

2. **MINUTES OF PREVIOUS MEETING(S)**

Resolved: That the minutes of the meeting held on 20 May, 2025 be agreed as a correct record.

3. **.0APPLICATION FOR MAJOR DEVELOPMENT - LAND OFF LAMPHOUSE WAY, WOLSTANTON. MARKDEN HOMES. 25/00131/FUL**

Amended recommendation proposed by Cllr Fear and seconded by Cllr Holland.

Concerns were raised and an explanation sought as to why this proposal was seeking to replace an adopted road with a private road, which would mean residents now having to take their bins to a collection point. Councillor Fear stated that it was a retrograde proposal which should be refused on poor design. In addition, it went against paragraph 139 of the National Planning Policy Framework (NPPF).

Members raised further concerns regarding the road including whether there was an alternative solution to the pipe issue under the road.

Officers confirmed that no structural reports had been received. Regarding the piping, there was a steep drop in land levels and the original scheme would put too much pressure on the retaining walls and would not be to a standard that Staffordshire County Council Highways would accept.

Resolved: That the application be refused for the following reasons:

- (i) Poor design

- (ii) The proposal would be discriminatory against those who were not physically able to put their bins for collection.

[Watch the debate here](#)

4. APPLICATION FOR MINOR DEVELOPMENT - LAND REAR OF 5 MORNINGSIDE & 16 LAVEROCK GROVE, MADELEY. HEWITT&CARR ARCHITECTS. 24/00421/OUT

Cllr Whitmore spoke on this application

Resolved: That the application be permitted, subject to the undermentioned conditions:

- (i) Standard time limits for submission of reserved matters and commencement of development
- (ii) Approved plans
- (iii) Contaminated land
- (iv) Construction hours
- (v) Habitat management plan for biodiversity net gain
- (vi) Tree protection plan, arboricultural impact assessment, existing and proposed levels and hard and soft landscape design to be submitted with any reserved matters application
- (vii) Scheme of improvements to the vehicular and pedestrian access
- (viii) Details of future management, maintenance and access plan for the private driveways
- (ix) Driveways to be surfaced prior to first occupation
- (x) Construction Environmental Management Plan

[Watch the debate here](#)

5. APPLICATION FOR OTHER DEVELOPMENT - INTERNATIONAL HOUSE, STUBBS GATE, NEWCASTLE. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 25/00333/DEEM3

Resolved: That the application be permitted subject to the undermentioned conditions:

- (i) Variation of Condition 2 to refer to the revised plans
- (ii) Variation of Conditions 6 and 7 to require compliance with the recommendations of the revised Noise Impact Assessment
- (iii) All other conditions of 24/00475/DEEM3 that remain relevant

[Watch the debate here](#)

6. APPLICATION FOR OTHER DEVELOPMENT - FORGE COTTAGE, BRAMPTON ROAD, NEWCASTLE. MR THOMAS GUILBERT-NEWELL. 25/00272/FUL

Resolved: That the application be permitted, subject to the undermentioned conditions:

- (i) Time limit condition
- (ii) Approved plans

[Watch the debate here](#)

7. 5 BOGGS COTTAGE, KEELE, 14/00036/207C3

Resolved: (i) That the information be received
(ii) That an update report be brought to committee in two months' time

[Watch the debate here](#)

8. URGENT BUSINESS

There was no Urgent Business.

9. DISCLOSURE OF EXEMPT INFORMATION

There were no confidential items.

**Councillor Paul Northcott
Chair**

Meeting concluded at 7.53 pm

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LAND NORTH OF MUCKLESTONE WOOD LANE AND EAST OF ROCK LANE, LOGGERHEADS
SHROPSHIRE HOMES **25/00352/REM**

The application is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 138 dwellings, public open space and associated works.

This application follows the granting at appeal of outline planning permission for up to 150 dwellings, associated infrastructure and open space on this site (Ref. 23/0002/OUT). Details of the main access from Mucklestone Wood Lane was approved as part of the outline consent.

The site, which comprises open agricultural land, lies within the open countryside and an Area of Landscape Maintenance as indicated on the Local Development Framework Proposals Map.

The 13-week period for the determination of this application expires on 18 August 2025.

RECOMMENDATION

Permit, subject to conditions relating to the following matters: -

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing materials**
- 4. Boundary treatments**
- 5. Provision of cycle storage**
- 6. Landscaping scheme**
- 7. Refuse strategy**

Reason for Recommendation

The principle of the use of the site for residential development and the use of the main access from Mucklestone Wood Lane was established through the granting of the outline planning permission. The design and layout of the proposal is considered acceptable and in accordance with the aims and objectives of the National Planning Policy Framework and the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD. There would be no material adverse impact upon highway safety or residential amenity as a consequence of the internal layout and the proposed landscaping and open space within the site is considered acceptable. There are no other material considerations which would justify a refusal of this reserved matters submission.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

Additional information and amended plans have been sought and provided and the scheme is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

The application is for the approval of reserved matters relating to internal access arrangements, layout, scale, appearance and landscaping in respect of a residential development of 138 dwellings, including associated infrastructure and public open space, following the granting at appeal of outline planning permission (Ref. 23/0002/OUT). Details of the main access from Mucklestone Wood Lane were approved as part of the outline consent, with a S106 agreement securing contributions towards the provision of affordable housing, the management of the public open space, financial contributions towards education, transport improvements, community and recreational facilities, health care as well as obligations for ecological mitigation and travel plan monitoring.

The site, which comprises open agricultural land, lies within the open countryside and an Area of Landscape Maintenance as indicated on the Local Development Framework Proposals Map.

To the east of the site is White House Farm which is a Grade II listed building. In accepting the principle of up to 150 dwellings on the site, the Inspector concluded that, bearing in mind the site's overall contribution to setting, the lack of harm to the asset itself and its immediate setting, the distance between the appeal site and the asset and the retention of the intervening agricultural land, the harm to the setting of White House Farm, would be at the lower end of less than substantial. On this basis, it is not considered necessary to assess the impact of this detailed submission on the setting of the listed building.

The outline consent for the site was granted subject to a condition that required any reserved matters applications to accord with the illustrative masterplan and the principles set out in the Design and Access Statement which included a focal crescent with the existing mature tree retained at the centre of the site, an attenuation pond and main access road on the western part of the site, with public open space, Local Equipped Area for Play (LEAP) and Local Area for Play (LAP) along the eastern and northern boundaries. Your Officer has considered the application against the plan and against those principles and is satisfied that it accords with the condition of the outline consent.

Objections have been received from a small number of local residents regarding the lack of need for additional housing development, the impact of a scheme of this size upon the surrounding highway network, local amenities and services, the loss of agricultural land, the impact on wildlife and pollution. These are matters that were considered acceptable by the Inspector in allowing the outline planning permission and therefore, cannot be revisited now.

The key planning matters in the determination of the application are:

- Character and appearance of the development,
- Residential amenity,
- Highway safety and parking implications,
- Landscaping and open space,
- Flood risk and drainage,
- Affordable housing
- Ecology/biodiversity enhancements

Character and appearance of the development

Paragraph 131 of the National Planning Policy Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, will function well and add to the overall quality of the area; be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres. It states that new development should protect important and longer distance views of historic landmarks and rural vistas and contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access. This policy is considered to be consistent with the NPPF.

Policies LNPP1 and LNPP2 of the Loggerheads Neighbourhood Plan (LNP) requires that new development must demonstrate high standards of design which reinforce local character. Buildings, streets, spaces and landscaping to create attractive, safe and well-functioning environments, with a sense of place. It also sets out how new development should complement the surrounding context, provide active frontage and retain important trees. In addition, development proposals should create a

strong green infrastructure buffer on the interface between urban and rural to buffer surrounding landscape from development.

RE5 of the Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD (2010) states that new development in the rural area should amongst other things respond to the typical forms of buildings in the village or locality and that new buildings should respond to the materials, details and colours that may be distinctive to a locality.

R12 of that same document states that residential development should be designed to contribute towards improving the character and quality of the area. Proposals will be required to demonstrate the appropriateness of their approach in each case. Development in or on the edge of existing settlements should respond to the established urban or suburban character where this exists already and has a definite value. Where there is no established urban or suburban character, new development should demonstrate that it is creating a new urban character that is appropriate to the area. R13 states that the assessment of an appropriate site density must be design-led and should consider massing, height and bulk as well as density. R14 states that developments must provide an appropriate balance of variety and consistency.

Policy LNPG2 requires a balanced mix of dwelling types to meet requirements identified in the latest assessment of local housing needs including accommodation suitable for first time buyers and the elderly. At least a third of new homes, unless it can be demonstrated there is not a need for this level of provision must comprise a combination of:

- One or two bedroomed properties and
- One or two bedroomed properties suitable to provide independent living for the elderly.

A mix of 2, 3 and 4 bed dwellings are proposed with a mix of detached, semi-detached, terraced houses and bungalows. The dwellings would all be either single or 2 storey in height and would be constructed from brick and tile. Given the variety of dwelling size, density and style currently in the village, including the established residential areas immediately to the south and new housing development (Shropshire Heights) currently under construction directly to the west, it is considered that the layout proposed would respect local character.

The character of the development would vary across the site, in terms of housing typology and density and road hierarchy. Higher density development would be situated centrally within the site, with the frontage development set back from Muckleston Wood Lane behind an established landscaped buffer, reducing the prominence of the development from this direction. The introduction of lower density housing on this part of the site would further reduce the impact of the scheme when viewed from Muckleston Wood Lane but still provide a clearly defined entrance to the development.

Detailing within the house types would be simple and unfussy with traditional architectural features such as pitched, hipped and gabled roofs (a mixture of render and brick), window cills and heads, soldier courses and limited use of bay windows and chimneys. Corner dwellings would be dual aspect to provide active frontages on both sides and to avoid blank elevations. The house types are attractive in appearance and raise no concerns in terms of visual amenity.

It is considered that the design of the dwellings and the materials palette proposed would provide a consistency throughout the site and would also provide sufficient articulation and focal points to create variety and interest in the street scene.

The position, type and design of boundary treatments would be acceptable, and these details can be secured through an appropriately worded condition. Where frontage parking spaces are provided, these areas are generally broken up with landscaping. Improvements have been made to the layout of the development to ensure that the scheme provides a safe and secure environment for residents, which reduces the potential for crime and the fear of crime and accords with Secured by design standards. The Staffordshire Police Designing out Crime Officer has requested that measures are introduced to improve opportunities for overlooking of parking spaces and lighting and that consideration is given to the use of certain boundary treatments. The applicant is addressing these issues and details will be reported to Members in a supplementary report.

The layout and density of the proposed scheme and the proposed house types reflect local character, and it is considered that the proposal would be acceptable in terms of its design and impact on the form and appearance of the area and landscape character.

Residential amenity

The NPPF states at paragraph 135 that planning decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

The internal separation distances between the dwellings proposed would all accord with the recommendations of the Space Around Dwellings SPG. The proposed dwellings would generally provide amenity areas which comply with the lengths/areas recommended in the SPG and therefore the level of private amenity space would be sufficient for the family dwellings proposed.

Suitable separation distances are achieved between the proposed properties and the existing residential development on the southern side of Muckleston Wood Lane and the new Shropshire Heights development to the west which is currently being built out.

With regards to waste collection, the majority of the internal roads within the site are to be constructed to adoptable standards and therefore will be serviced by a Local Authority waste refuse service. The Highway Authority has requested that an updated vehicular tracking plan is submitted demonstrating that a larger refuse vehicle can be safely accommodated. The applicant is preparing this updated plan, with the details to be reported in a supplementary report.

There are a number of plots located off the turning heads of some of the junctions that would not be accessed via an adoptable road. The applicant has therefore provided suitably sized and positioned bin storage/collection areas for these plots. A total of 18 bin collection points has been spread across the development to serve these areas. There is nothing within the adopted Development Plan or the NPPF that stipulates that residential dwellings must be served by a bin collection service on an adoptable road, and it is considered that the distances of the dwellings from the proposed collection points would be acceptable.

It is therefore considered that the development would not raise any adverse implications for residential amenity and would accord with the principles of the NPPF.

Highway Safety

CSS Policy SP3 addresses the need to secure more choice of, and create better access to, sustainable modes of transport whilst discouraging less sustainable modes. CSP1 expects new development to be accessible to all users and to be safe, uncluttered, varied, and attractive.

NP Policy DC3 expects the form and layout of development to provide ease of movement for pedestrians and cyclists, cater for a people with a range of mobility requirements and avoid severe adverse impacts on the capacity of the highway network

NPPF Paragraph 114 notes that in assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) safe and suitable access to the site can be achieved for all users;
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code 46; and
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

Paragraph 115 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Access to the site was agreed under the outline consent. This involves a single new access point off Muckleston Wood Lane close to the western boundary of the site, with an emergency access link adjacent to the eastern boundary, also providing access to Muckleston Wood Lane in an emergency event.

A clear road hierarchy is provided within the proposed layout. One main road leads up through the development from the access point leading up to a focal crescent, occupying a central point within the development. A series of interconnecting secondary streets, cul-de-sacs and private drives radiate off the primary/main street and focal crescent. Across the development and leading off the primary and secondary roads, are several 'quiet lanes' where a more informal approach is proposed. These areas are predominately focused adjacent to areas of open space and landscaped areas which face out towards open farmland/rural lanes.

Sufficient off-street parking has been demonstrated for the dwellings proposed. Parking would be provided close to properties, generally to the side of dwellings, with garages offered to a large number of houses. There would be some areas of sporadic frontage parking for the smaller 2 and 3 bed units across the site, but these small parking areas would be broken up with front gardens and tree planting.

Initial comments have been received from the Highway Authority confirming that the parking, visibility splays and layout are broadly acceptable, subject to an updated refuse vehicle tracking plan being provided. It is anticipated that the details will be reported to Members in a supplementary report.

Subject to the above, the proposal is considered acceptable in terms of impact on highway safety.

Landscaping and open space

Several areas of open space are included within the site, providing a variety of different functions. A large swathe of open space would run along the entire eastern and northern boundaries of the site, with a Locally Equipped Area of Play (LEAP) and Local Area of Play (LAP) provided in this area. An amenity green space, pocket park and attenuation basin would be positioned along the western boundary of the site. The built form along the site frontage would also be set back, with a landscape buffer provided between the units and Muckleston Wood Lane. The focal crescent at the centre of the site would also contain a small area of green space and enable the retention of the mature tree which currently dominates the site from views along Muckleston Wood Lane.

It is considered that the landscaped buffer and large open spaces at the entrance to the site and along the northern and eastern boundaries would help to give the site an attractive, open feel and aid the transition between the main built form and the surrounding open countryside to the north and east. Officers are satisfied that the amount of open space proposed is acceptable and that the location and design of the play area accords with Fields in Trust guidance. Dwellings front the various areas of open space on all sides, offering natural surveillance.

Although several trees and two small sections of hedgerow would be removed to facilitate the site access(es), other trees and hedgerows within the site and along its boundaries would be largely retained. Further landscape enhancement is proposed in the form of enhanced green landscape buffers, and street tree planting is proposed where possible to create a healthy and attractive public realm. New areas of grassland alongside areas of native shrub planting would also be provided.

The Council's Landscape Development Team has requested that minor adjustments are made to the LAP in the form of removing the planting in front of this area to improve natural surveillance of the play area, review of the contours to ensure that there is no adverse impact on an existing tree, addition of a maintenance gate to this area and submission of an arboricultural method statement/tree protection plan. These revisions are currently being made by the applicant and will be reported to Members in a supplementary report.

Subject to the imposition of appropriately worded conditions, the proposed open space and landscaping is considered to accord with development plan policy and the guidance set out within the NPPF.

Flood Risk and Drainage

NPPF Paragraph 167 outlines that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
- d) any residual risk can be safely managed; and e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

The outline application was accompanied by a Flood Risk Assessment (FRA) and Drainage Strategy (DS) which concluded that with appropriate mitigation, the development of the site would not create any flood risk issues for the wider area. The site lies in Flood Zone 1 which is land/property with the lowest risk of flooding.

The Environment Agency, Staffordshire County Council as the Lead Local Flood Authority, United Utilities and Severn Trent Water all raised no objections to the outline application subject to suitably worded conditions securing the detailed drainage design and foul and surface water flows.

In allowing the appeal, the Inspector was satisfied that there would be no undue additional risk of flooding subject to a condition requiring approval of the final detailed drainage design which should conform to the design detail as outlined in the FRA and DS.

Subject to compliance with the relevant conditions, it is not considered that the proposed development would create any additional risk of flooding.

Affordable Housing

Policy CSP6 of the Core Spatial Strategy states that new residential development within the urban area capable of accommodating 15 or more dwellings will be required to contribute towards affordable housing at a rate of 25% of the total dwellings to be approved.

The Section 106 Agreement (S106) associated with the approved outline planning permission provided 30% affordable housing, 5% above the local plan requirement. The S106 provides that 60% of the affordable homes should be affordable rent and 40% shared ownership.

The submitted layout and Affordable Housing Statement demonstrates that these levels would be secured with the provision of 25 units as social rented and 17 as shared ownership. It is proposed that 27 of the affordable units would be 2 bed and 15 would be 3 bed. The layout of affordable housing is "pepper-potted" throughout the site which meets the clustering requirements of the S106. Affordable dwellings are of the same design and materials as the open market housing, ensuring that they are well integrated into the development, in accordance with Policy CSP6.

The Council's Housing Strategy Officer is satisfied with the proposed house types and considers that the units are sufficiently pepper potted across the development.

Overall therefore, it is considered that the proposal would comply with the recommendations of the Council's Affordable Housing SPD both in terms of location, tenure and type of housing.

Ecology/biodiversity enhancements

This application is supported by bat and breeding bird surveys, as well as a technical note outlining the current progress of the hazel dormouse surveys. The additional surveys required under planning condition 23 of the outline planning consent will be submitted at the appropriate stage as part of the discharge of conditions process. Additionally, information relating to biodiversity net gain will be provided as part of this process.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

The development will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision: -

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets
Policy CSP5: Open Space/Sport/Recreation
Policy CSP6: Affordable Housing

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N12: Development and the Protection of Trees
Policy N17: Landscape Character – General Considerations
Policy N19: Areas of Landscape Maintenance
Policy T16: Development – General Parking Requirements
Policy C4: Open Space in New Housing Areas

[Loggerheads Neighbourhood Development Plan](#)

Policy LNPG1: New Housing Growth
Policy LNPG2: Housing Mix
Policy LNPP1: Urban Design and Environment
Policy LNPP2: Local Character & Heritage
Policy LNPT1: Sustainable Transport
Policy LNPS1: Community Infrastructure

Other Material Considerations include:

[National Planning Policy Framework](#) (2024)

[Planning Practice Guidance](#) (2019 as updated)

[Supplementary Planning Guidance/Documents](#)

[Space Around Dwellings SPG](#) (SAD) (July 2004)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

[Relevant Planning History](#)

23/00002/OUT Outline planning application for the erection of up to 150 dwellings, associated infrastructure and open space (with all matters reserved except for the details of the main site access)
– Refused but allowed at appeal

[Views of Consultees](#)

The **County Council Mineral and Waste Planning Authority** has no comments to make on the application.

The **County Council School Organisation Team** confirms that a Section 106 Agreement was signed (10th January 2025) for the Outline Application and the education contribution amount and terms should be calculated in line with this.

The **Lead Local Flood Authority** confirm that the proposed site layout includes sufficient space for the provision of surface water attenuation and the conveyance of surface water via a series of swales. As such, they have no comments to make at this stage, as the proposed layout will allow the discharge of condition 6 of the outline consent regarding surface water drainage.

Natural England have no comments to make on the application.

The **Highway Authority** has provided initial comments confirming that the parking, visibility splays and layout are broadly acceptable. They have requested that an updated drawing is provided showing vehicular tracking for a larger refuse vehicle (10.280m) which is used by the Council - the submitted drawing shows a smaller vehicle of 6.623m.

Staffordshire Wildlife Trust have no objections.

The **Landscape Development Section** have requested that the following minor revisions/additional information is provided:

- Arboricultural method statement and tree protection measures plan required;
- Contouring within the LAP area and impact on T6;
- Play mix planting relocated to maintain levels of natural surveillance to the LAP;
- Addition of maintenance gate to LAP.

The **Staffordshire Police Designing out Crime Officer** is generally supportive of the development layout with the exception of the following elements:

- Improve opportunities for overlooking of parking spaces.
- Lighting within the development should create a safe place for pedestrians and vehicles, facilitate natural surveillance, and deters criminal and anti-social behaviour.
- Unauthorised access from the front of dwellings to the private rear gardens should be denied by fencing and gating positioned as close to the front of the building line as is practical.
- Where 1m high metal estate railings are proposed to meet a rear garden boundary they would provide a perfect climbing aid to enter a rear garden.
- 0.9m high timber post and 3 rail fencing is considered ill-advised, and it is recommended that conventional boundary treatments are provided instead.
- The dwellings within this development should satisfy the minimum physical security requirements contained within the police Secured by Design Homes Guide 2024.

The **Housing Strategy Officer** raises no objections to the tenure, mix, type and location of the affordable housing.

The **Environmental Health Division** raises no objections and refers to the conditions on the outline consent.

Natural England has no comments to make.

No comments have been received from the **Staffordshire and Stoke-on-Trent Integrated Care Board**, the **County Ecologist**, **Conservation Officer**, **Severn Trent Water**, **Waste Services**, the **Environment Agency**, **United Utilities** and **Loggerheads Parish Council**. The deadline for their comments was the 17 June 2025.

Representations

4 representations have been received raising the following concerns: -

- Additional dwellings not needed in the village and would change its character.
- Other new housing developments in the village have not sold, demonstrating lack of need
- Poor access for pedestrians/cyclists, meaning occupants dependant on private car.
- Insufficient infrastructure in the village to cater for the additional households) i.e. capacity of school etc).

- Development increase congestion in the area and the proposed highway works compound this.
- Limited public transport services available in the area.
- Impact on wildlife.
- Pollution concerns.

Applicant's/Agent's submission

The submitted documents and plans are available for inspection on the Council's website via the following link: -

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00313/REM>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

2nd July 2025

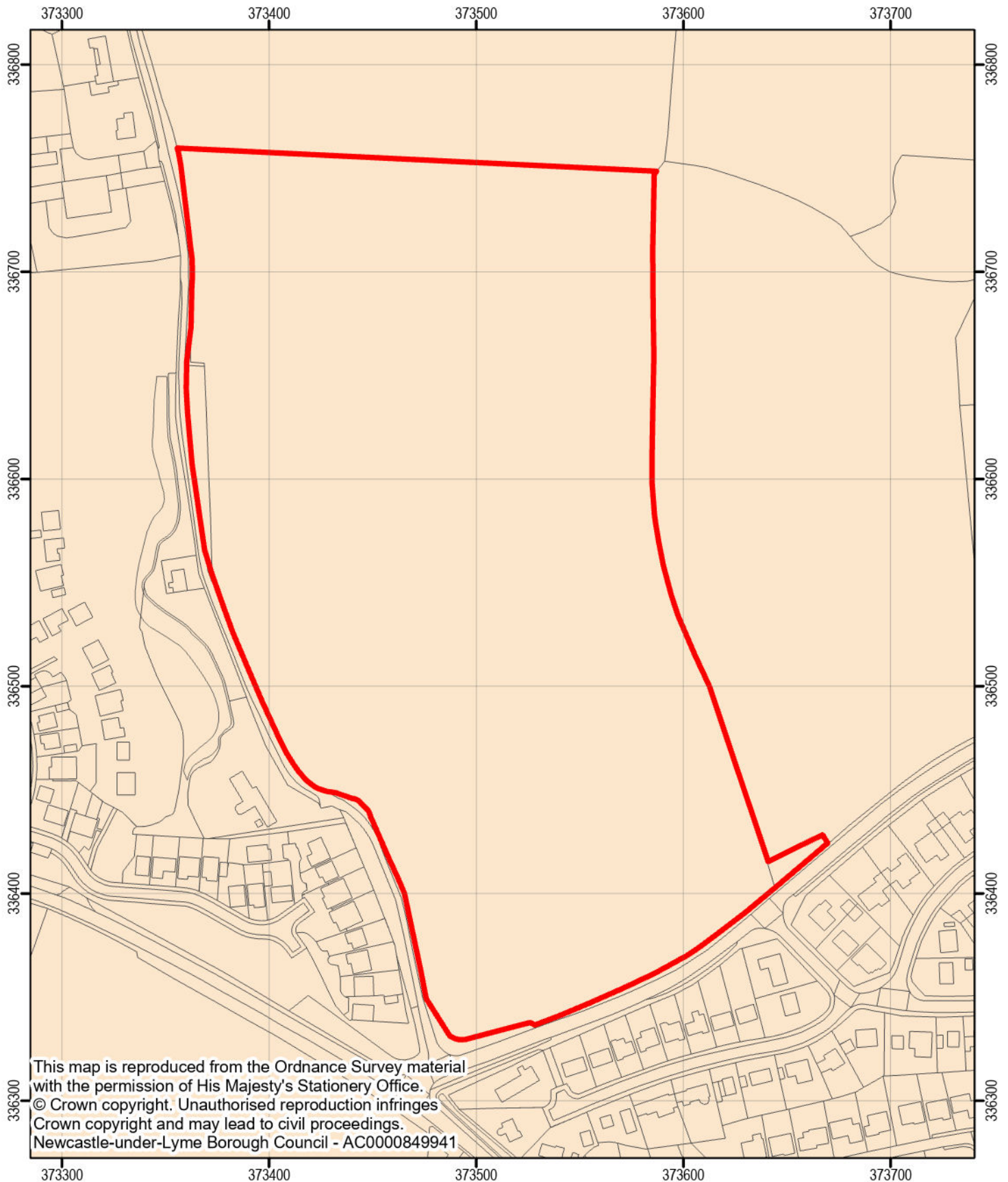
25/00352/REM

Land North Of Mucklestone Wood Lane

And East Of Rock Lane

Loggerheads Market Drayton

Shropshire TF9 4EF



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Newcastle Borough Council

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Page 17

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**PLOTS D2 AND D3, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE
HARWORTH ESTATES INVESTMENTS LTD**

25/00316/REM

This application is for the approval of reserved matters (appearance, landscaping, layout, scale and access) for plots D2 and D3 for buildings in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL.

The application site forms part of the wider Chatterley Valley development site which has a long-standing employment allocation and has previously been subject to planning permission for its redevelopment.

Plots D2 and D3 extend to approximately 4.07ha.

The 13-week period for the determination of this application expires on the 22nd July 2025.

RECOMMENDATION

Permit subject to the following conditions:

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing and roofing materials**
- 4. Boundary treatments**
- 5. Hardstandings**
- 6. Soft landscaping**
- 7. No external storage**
- 8. Provision of car parking, access, servicing and circulation areas**
- 9. Provision of secure, covered and safe cycle parking facilities**

Reason for Recommendation

The proposed development represents a good quality design and there would be no significant harm to the visual amenity of the area, including views from the wider landscape. All technical issues have been addressed within this application or are covered by conditions of the hybrid planning application. It is therefore accepted that the proposed development is a sustainable form of development that accords with the development plan policies identified and the guidance and requirements of the National Planning Policy Framework and should be approved.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposed development is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Key Issues

This application is for the approval of reserved matters (appearance, landscaping, layout, scale and access) for plots D2 and D3 for building in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL.

Plots D3 and D2 extend to approximately 4.07ha and form part of the wider Chatterley Valley development site which has a long-standing employment allocation and has previously been subject to planning permission for its redevelopment. Therefore, the principle of employment development has been established on the site.

While it is noted that Network Rail has requested that a Basic Asset Protection Agreement (BAPA) be put in place restricting development until approvals are gained from them, given that the principle of the development has been approved, this is not considered reasonable at this stage.

The key issues for consideration are now limited to: -

- The design and landscaping of the scheme and the impact on the form and character of the area
- Access, parking and highway safety matters

The design and landscaping of the scheme and the impact on the form and character of the area

Paragraph 131 of the National Planning Policy Framework states that good design is a key aspect of development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 135 of the framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy CSP1 of the Core Spatial Strategy (CSS) lists a series of criteria against which proposals are to be judged including contributing positively to an area's identity in terms of scale, density, layout and use of materials. This policy is considered to be consistent with the revised NPPF.

The Urban Design Supplementary Planning Document indicates at Policy E3 that business development should be designed to contribute towards improving the character and quality of the area.

The proposed buildings would be located on Plots D2 and D3 which are on the southern side of the future spine road which will serve plots on the wider Chatterley Valley development site. The site would be served by a single point of access and the car parking and servicing areas would be to the front and side of the buildings.

The building proposed on plot D2 is the smaller of the two units. It would have a total floor space of 5,387 m² spread over two floors and the building would measure 54m x 95m in plan whilst having a ridge height of approximately 15.7 metres. This unit would have 61 parking spaces which would include 12 electric vehicle charging bays, 3 accessible parking spaces, and 3 motorcycle parking spaces.

The building proposed on plot D3, would have a total floor space of 10,091 m² also spread over two floors and the building would measure 62m x 155m in plan with a ridge height of approximately 15.9 metres. Unit D3 would have 105 parking spaces in total to include 20 electric vehicle charging bays, 5 accessible parking spaces and 5 motorcycle parking spaces. Sheltered cycle spaces would also be provided for both units.

The application is supported by a Design and Access Statement (DAS) along with site sections and hard and soft landscaping details. The appearance of the buildings would be comparable to other modern large commercial buildings, and whilst the design is still largely based on functional requirements, the use of colour banding and the relatively modest height for buildings of this nature, would ensure that the proposal is seen in context with the wider development site. The DAS notes that the choice of materials is consistent with modern industrial developments and are resilient options, ensuring that they will support the buildings for the lifetime of the development.

With respect to the choice of colour, it is considered that the use of greys and blues would create interest and rhythm by breaking up the elevations both horizontally and vertically which would ensure the avoidance of any blank façades. As the middle and upper horizontal bands are lighter shades of greys with a blue hue, this would create less contrast between the building and its surroundings from eye level, helping the building to sit more subtly in the surroundings. The vertical feature bands are placed on the corners of each elevation creating visual interest at the most critically visible points of the building.

The majority of the existing hedgerows and trees are to be retained within the proposed scheme and would be protected in accordance with BS5837:2012 throughout the construction process.

A landscaping scheme has been proposed to soften the appearance of the proposed buildings, particularly on the northern and southern boundaries. The new landscaping would consist of native planting with a mix of hedgerows, mixed scrub and tree planting. There is less opportunity for soft

landscaping on the western and eastern boundaries due to the position of other plots and highways within the wider site layout. However, the topography of the land ensures that the buildings would be sunken into the landscape.

It is important to note that more substantial landscaping would also be added around the perimeter of the wider Chatterley Valley site as required by the original outline permission.

Subject to conditions which would ensure the provision of the approved landscaping scheme, along with the details set out within the application regarding facing materials, boundary treatments and hard surfaces, it is considered that the proposed development represents a good quality design and accords with Policy CSP1 of the CSS and the guidance and requirements of the NPPF.

Access, parking and highway safety matters

The principle of the wider access works via Peacock Hay Road have been accepted in consideration of the outline application for the wider site. Details of the internal access roads, parking and turning arrangements are now submitted for approval.

The proposed access point for both plots would be located at the northwestern corner of the application site, off the main spine road, connecting to the wider roads and footways to support movement to the proposed buildings for pedestrians and cyclists. The hybrid application also secured the submission and approval of a travel plan prior to the occupation of any of the buildings.

The Highway Authority have raised no objections to the proposal subject to a condition requiring that the access, parking, servicing and turning areas be provided in accordance with the approved plans prior to the first use of the buildings.

Subject to the above condition recommended by the Highway Authority, the proposed development is considered acceptable, and it has been demonstrated that suitable access, parking, servicing and turning areas can be achieved. On this basis the proposed development is in accordance with policies of the development plan and the aims and objectives of the NPPF.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination

- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

The scheme has been developed embracing good design and access and it is therefore considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy E2: Chatterley Valley
Policy T16: Development – General Parking Requirements
Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N17: Landscape Character – General Considerations

Other Material Considerations include:

National Planning Policy Framework (July 2024)

Planning Practice Guidance (2024 as updated)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Relevant Planning History

In 2019 a hybrid planning permission, 18/00736/OUT, was granted for the following: -

- A. full planning permission for earthworks associated with the creation of development plateaus, access roads and associated works; and
- B. outline planning permission for development of buildings falling within Use Classes B1b (research and development), B1c (light industry), B2 (general industrial and B8 (storage and distribution), and ancillary A3 (Restaurants and cafes) and A5 (hot food takeaways) uses. All matters of detail are reserved for subsequent approval.

Application 19/00846/OUT permitted the removal of condition B23, relating to pedestrian and cycleway enhancements, of planning permission 18/00736/OUT and variation of condition A1 relating to timescales for completion of earthworks; variation of conditions A8, B1 and B10 with regards to reference to Green Infrastructure Strategy; variation of condition B3 regarding requirements for the reserved matters application/s; and variation of reason for condition B25 relating to permitted use classes on the plots.

A further application, 21/00595/FUL, was permitted for the removal and variation of a number of conditions of 19/00846/OUT.

Application 21/00570/FUL, for full planning permission for the formation of development platforms, provision of access road and accompanying infrastructure and ecological enhancements has also been permitted.

Application 21/00595/NMA for a non-material amendment relating to the Electric Vehicle Charging Infrastructure as required by condition B18 of planning permission 21/00595/FUL is pending consideration.

25/00317/REM - Application for approval of reserved matters (access, appearance, landscaping, layout and scale) for Plot C, for two buildings (units C1 and C2) in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/000595/FUL – not yet determined.

Views of Consultees

The **Coal Authority** request that a plan showing the extent of any mine entries and the extent of any shaft capping works be provided in support of the application.

A plan showing these details has since been provided to the Coal Authority, however no further responses have been received.

The **Public Rights of Way Team** note that public footpath no.2 runs through the site but note that an application to divert the footpath has been approved in principle by the County Council.

Network Rail have requested that a Basic Asset Protection Agreement (BAPA) to be put in place restricting development until approvals are gained from them.

The **County Archaeologist** has no objections to the proposal.

The **Highway Authority** raises no objections to the proposal subject to a condition requiring that the access, parking, servicing and turning areas be provided in accordance with the approved plans prior to the first use of the buildings.

No comments have been received from the **County Minerals**, the **Environmental Health Team**, **Naturespace**, the **Landscape Team**, **Stoke on Trent City Council**, the **Environment Agency**, **Active Travel England** or **Waste Services**.

Representations

None received.

Applicant's/Agent's submission

All of the application documents can be viewed on the Council's website using the following link:
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/25/00316/REM>

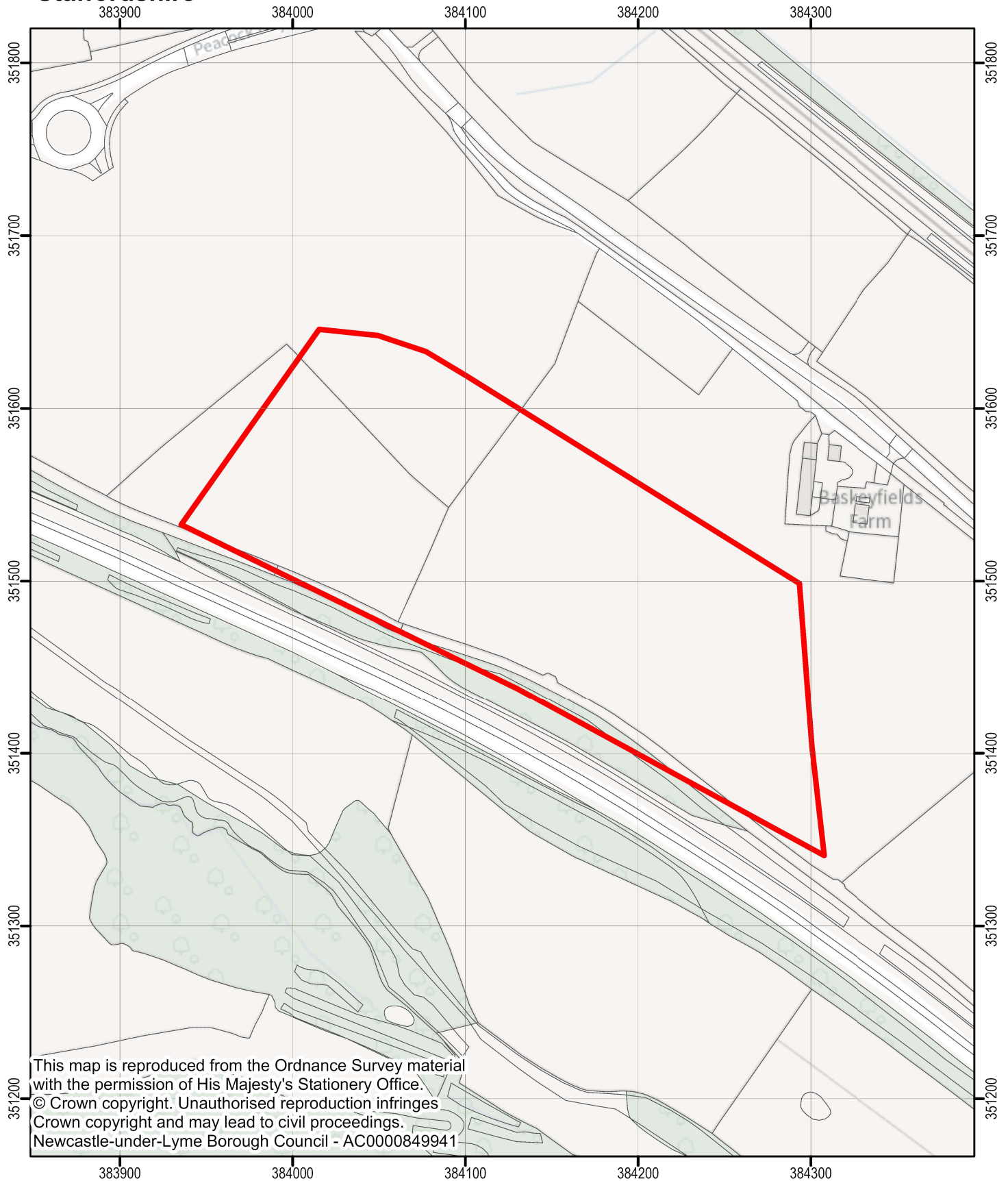
Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

1st July 2025

25/00316/REM
Plots D2 And D3
Chatterley Park
Peacock Hay Road
Stoke-on-trent
Staffordshire



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Newcastle Borough Council

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**PLOT C, CHATTERLEY PARK, PEACOCK HAY ROAD, TALKE
HARWORTH ESTATES INVESTMENTS LTD**

25/00317/REM

This application is for the approval of reserved matters (access, appearance, landscaping, layout and scale) for Plot C, for two buildings (units C1 and C2) in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/000595/FUL

The application site forms part of the wider Chatterley Valley development site which has a long-standing employment allocation and has previously been subject to planning permission for its redevelopment.

Plot C extends to approximately 1.74ha.

The 13-week period for the determination of this application expires on the 22nd July 2025.

RECOMMENDATION

Permit subject to the following conditions:

- 1. Link to outline planning permission and conditions**
- 2. Approved plans**
- 3. Facing and roofing materials**
- 4. Boundary treatments**
- 5. Hardstandings**
- 6. Soft landscaping**
- 7. No external storage**
- 8. Provision of car parking, access, servicing and circulation areas**
- 9. Provision of secure, covered and safe cycle parking facilities**

Reason for Recommendation

The proposed development represents a good quality design and there would be no significant harm to the visual amenity of the area, including views from the wider landscape. All technical issues have been addressed within this application or are covered by conditions of the hybrid planning application. It is therefore accepted that the proposed development is a sustainable form of development that accords with the development plan policies identified and the guidance and requirements of the National Planning Policy Framework and should be approved.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

The proposed development is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Key Issues

This application is for the approval of reserved matters (appearance, landscaping, layout, scale and access) for plot C for two buildings in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL.

Plot C extends to approximately 1.74ha and forms part of the wider Chatterley Valley development site which has a long-standing employment allocation and has previously been subject to planning permission for its redevelopment. Therefore, the principle of employment development has been established on the site.

The key issues for consideration are now limited to: -

- The design and landscaping of the scheme and the impact on the form and character of the area

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- Access, parking and highway safety matters

The design of the scheme and the impact on the form and character of the area

Paragraph 131 of the National Planning Policy Framework states that good design is a key aspect of development, creates better places in which to live and work and helps make development acceptable to communities. Furthermore, paragraph 135 of the framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy CSP1 of the Core Spatial Strategy (CSS) lists a series of criteria against which proposals are to be judged including contributing positively to an area's identity in terms of scale, density, layout and use of materials. This policy is considered to be consistent with the revised NPPF.

The Urban Design Supplementary Planning Document indicates at Policy E3 that business development should be designed to contribute towards improving the character and quality of the area.

The proposed buildings would be located on Plot C which is on the northern side of the future spine road which will serve plots on the wider Chatterley Valley development site. The site would be served by a single point of access and the car parking and servicing areas would be to the front and side of the buildings.

The building proposed on plot C1 would have a total floor space of 4110m² spread over two floors and the building would measure 48m x 80m in plan with a ridge height of approximately 12.3 metres. This unit would have 50 parking spaces which would comprise of 11 electric vehicle charging bays and 2 motorcycle parking spaces.

The building proposed on plot C2 is the smaller of the two units. It would have a total floor space of 2,442m² spread over two floors and the building would measure 42m x 52m in plan whilst having a ridge height of approximately 13 metres. This unit would have 33 parking spaces comprising of 7 electric vehicle charging bays and 2 motorcycle parking spaces.

The application is supported by a Design and Access Statement (DAS) along with site sections and hard and soft landscaping details. The appearance of the buildings would be comparable to other modern large commercial buildings, and whilst the design is still largely based on functional requirements, the use of colour banding and the relatively modest height for buildings of this nature, would ensure the proposal is seen in context with the wider development site. The submitted DAS notes that the choice of materials are consistent with modern industrial developments and are resilient options, ensuring that they will support the buildings for the lifetime of the development.

With respect to the choice of colour, it is considered that the use of greys and blues would create interest and rhythm by breaking up the elevations both horizontally and vertically which would ensure the avoidance of any blank façades. As the middle and upper horizontal bands are lighter shades of greys with a blue hue, this would create less contrast between the building and its surroundings from eye level, helping the building to sit more subtly in the surroundings. The vertical feature bands are placed on the corners of each elevation creating visual interest at the most critically visible points of the building.

The majority of the existing hedgerows and trees are to be retained within the proposed scheme and would be protected in accordance with BS5837:2012 throughout the construction process.

A landscaping scheme has been proposed to soften the appearance of the proposed buildings, particularly on the northern boundaries. The new landscaping would consist of native planting with a mix of hedgerows, mixed scrub and tree planting. There is less opportunity for soft landscaping on the western, southern and eastern boundaries due to the position of other plots and highways within the wider site layout. However, the topography of the land ensures that the buildings would be sunken into the landscape.

It is important to note that more substantial landscaping would also be added around the perimeter of the wider Chatterley Valley site as required by the original outline permission.

Subject to conditions which would ensure the provision of the approved landscaping scheme, along with the details set out within the application regarding facing materials, boundary treatments and hard surfaces, it is considered that the proposed development represents a good quality design and accords with policy CSP1 of the CSS and the guidance and requirements of the NPPF.

Access, parking and highway safety matters

The principle of the wider access works via Peacock Hay Road have been accepted in consideration of the outline application for the wider site. Details of the internal access roads, parking and turning arrangements are now submitted for approval.

The proposed access point for both plots would be located at the northwestern corner of the application site, off the main spine road, connecting to the wider roads and footways to support movement to the proposed buildings for pedestrians and cyclists. The hybrid application also secured the submission and approval of a travel plan prior to the occupation of any of the buildings.

The Highway Authority have raised no objections to the proposal subject to a condition requiring that the access, parking, servicing and turning areas be provided in accordance with the approved plans prior to the first use of the buildings.

Subject to the above condition recommended by the Highway Authority, the proposed development is considered acceptable, and it has been demonstrated that suitable access, parking, servicing and turning areas can be achieved. On this basis the proposed development is in accordance with policies of the development plan and the aims and objectives of the NPPF.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The **public sector equality duty** requires **public authorities** to consider or think about how their policies or decisions affect people who are **protected** under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

6.4 When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't

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- Foster or encourage good relations between people who share a protected characteristic and those who don't

The scheme has been developed embracing good design and access and it is therefore considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision:-

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

Newcastle-under-Lyme Local Plan (NLP) 2011

Policy E2: Chatterley Valley
Policy T16: Development – General Parking Requirements
Policy N3: Development and Nature Conservation – Protection and Enhancement Measures
Policy N4: Development and Nature Conservation – Use of Local Species
Policy N17: Landscape Character – General Considerations

Other Material Considerations include:

National Planning Policy Framework (July 2024)

Planning Practice Guidance (2024 as updated)

Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document (2010)

Relevant Planning History

In 2019 a hybrid planning permission, 18/00736/OUT, was granted for the following:-

- A. full planning permission for earthworks associated with the creation of development plateaus, access roads and associated works; and
- B. outline planning permission for development of buildings falling within Use Classes B1b (research and development), B1c (light industry), B2 (general industrial and B8 (storage and distribution), and ancillary A3 (Restaurants and cafes) and A5 (hot food takeaways) uses. All matters of detail are reserved for subsequent approval.

Application 19/00846/OUT permitted the removal of condition B23, relating to pedestrian and cycleway enhancements, of planning permission 18/00736/OUT and variation of condition A1 relating to timescales for completion of earthworks; variation of conditions A8, B1 and B10 with regards to reference to Green Infrastructure Strategy; variation of condition B3 regarding requirements for the reserved matters application/s; and variation of reason for condition B25 relating to permitted use classes on the plots.

A further application, 21/00595/FUL, was permitted for the removal and variation of a number of conditions of 19/00846/OUT.

Application 21/00570/FUL, for full planning permission for the formation of development platforms, provision of access road and accompanying infrastructure and ecological enhancements has also been permitted.

Application 21/00595/NMA for a non-material amendment relating to the Electric Vehicle Charging Infrastructure as required by condition B18 of planning permission 21/00595/FUL is pending consideration.

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25/00316/REM – approval of reserved matters (appearance, landscaping, layout, scale and access) for plots D2 and D3 for building in Use Classes E(g)(ii), E(g)(iii); and/or B2 and/or B8 pursuant to outline element 19/00846/OUT of hybrid planning application 21/00595/FUL not yet determined

Views of Consultees

The **Coal Authority** request that a plan showing the extent of any mine entries and the extent of any shaft capping works be provided in support of the application.

A plan showing these details has since been provided to the Coal Authority, however no further responses have been received.

The **Public Rights of Way Team** note that public footpath no.2 runs through the site but note that an application to divert the footpath has been approved in principle by the County Council.

Network Rail have requested that a Basic Asset Protection Agreement (BAPA) to be put in place restricting development until approvals are gained from them.

The **County Archaeologist** has no objections to the proposal.

The **County Minerals Officer** has no objections to the proposal.

The **Highway Authority** raises no objections to the proposal subject to a condition requiring that the access, parking, servicing and turning areas be provided in accordance with the approved plans prior to the first use of the buildings.

No comments have been received from the **Environmental Health Team**, **Naturespace**, the **Landscape Team**, **Stoke on Trent City Council**, the **Environment Agency**, **Active Travel England** or **Waste Services**.

Representations

None received.

Applicant's/Agent's submission

All of the application documents can be viewed on the Council's website using the following link:
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/25/00317/REM>

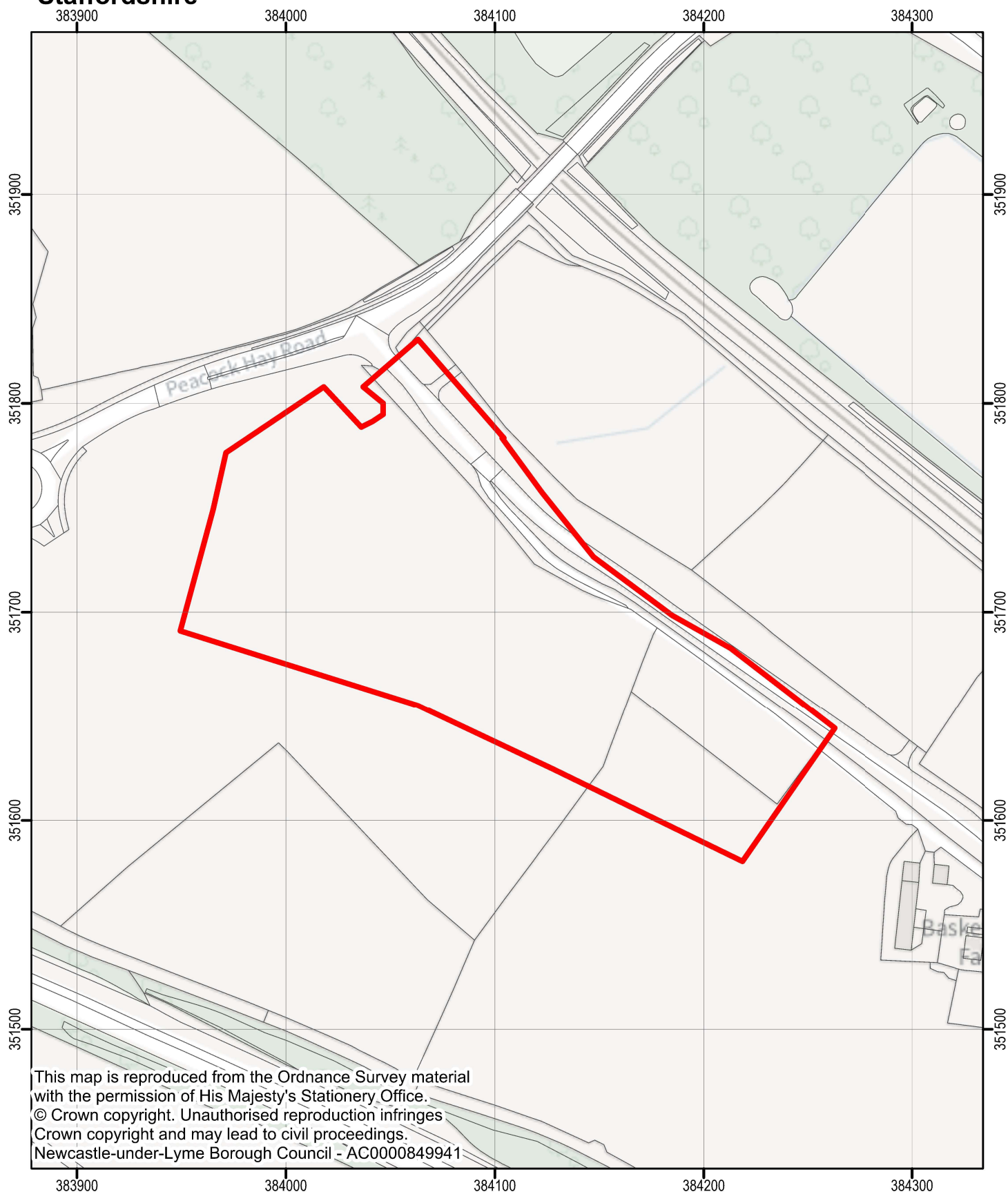
Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

1st July 2025

25/00317/REM
Plot C
Chatterley Park
Peacock Hay Road
Stoke-on-trent
Staffordshire



Newcastle Borough Council

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BUILDING 3, COALDALE ROAD, NEWCASTLE-UNDER-LYME
THE CORPORATION TRUST COMPANY

25/00265/FUL

The application seeks full planning permission for a change of use from B2 (Industrial) to B2 (Industrial) and B8 (Storage and Distribution) at Robust UK (Unit 3), Coaldale Road, Newcastle-under-Lyme.

The application site is located within the urban area of the Borough, as identified by the Local Development Proposal Framework Map.

The 8-week period for the determination of this application expires on the 7th August 2025.

RECOMMENDATION

PERMIT subject to the following conditions: -

- 1. Time limit**
- 2. Approved plans**

Reason for recommendation

It is concluded that the proposed change of use can be permitted without resulting in any adverse impact to residential amenity or to highway safety.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with this application

The proposal is considered to represent a sustainable form of development that would comply with the aims and objectives of the NPPF.

Key Issues

The application seeks full planning permission for the change of use of the building from use class B2 (Industrial) to a B2 (Industrial) and B8 (Storage and Distribution) mixed use.

The application site is located on Lymedale Business Park in the urban area of Newcastle, as designated on the Local Development Framework Proposals Map.

No external alterations or extensions to the building are proposed and therefore the key issues in the determination of this planning application are:

- Whether the principle of the development is acceptable.
- Whether the impact on amenity is acceptable.
- Whether the impact on parking, pedestrian and highways safety is acceptable.

Is the principle of the development acceptable?

Paragraph 85 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should help create the conditions in which businesses can invest, expand, and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Policy SP2 of the Core Spatial Strategy supports economic development, diversification and modernisation of businesses within the area.

The building is located on an established business park which has a range of buildings operating as B1, B2 and B8 uses.

The application site consists of a large building with ground floor warehouse space and ancillary office space across the ground, first and second floors. It is currently occupied by a manufacturer of steel doors. The site also benefits from an associated yard area and parking.

The change of use would retain the building in a commercial/ industrial use on an established business park, whilst allowing for some enhanced flexibility/ opportunity to diversify.

On this basis the principle of the development is consistent with both local policy and with the aims and objectives of the NPPF.

Is the impact on amenity acceptable?

Criterion f) within Paragraph 135 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users of land and buildings.

The NPPF further states at paragraph 198 that decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

As previously stated, the building is on an established business park which has a range of size of existing buildings in use as B1, B2 and B8 use classes.

It is considered that the proposed change of use to a mixed B2 (Industrial) and B8 (Storage and Distribution) usage would not result in any significant noise or disturbance which is materially different from those generated by the existing development. The proposed change of use in this location would therefore not harm the amenity of the area.

The development accords with the guidance and requirements of the NPPF.

Is the impact on parking, pedestrian and highways safety is acceptable?

Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

The site has an in and out access onto Coaldale Road, an unclassified road with a 30mph speed limit, street lighting, pedestrian footways, and double yellow lines running on either side of the highway. The site benefits from 78 parking spaces and this is not proposed to change.

The Highway Authority has noted that as the site's access arrangements, parking layout and building position are to remain in their current form, they have no objections to the proposed development.

Therefore, the proposal accords with the provisions of the development plan and the aims and objectives of the NPPF.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability

- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and Proposals in the approved Development Plan relevant to this decision:

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy (CSS) 2006-2026

Policy SP2: Spatial Principles of Economic Development
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP3: Sustainability and Climate Change

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy E9: Renewal of Planning Permissions for Employment Development
Policy T16: Development – General Parking Requirements
Policy T18: Development – Servicing Requirements

Other material considerations

National Planning Policy Framework (2024)
Planning Practice Guidance (March 2024, as updated)

Relevant Planning History

01/00163/FUL – Erection of industrial units Class B1 B2 and B8 uses. (Permitted).

23/00009/FUL – Change of use of the building from use class B8 to use class B2. (Permitted).

Views of Consultees

The **Highway Authority** no objection to the proposed development.

Comments were invited from **Environmental Health**, but in the absence of any comments by the due date it must be assumed that they have no observations to make upon the application.

Representations

None received.

Applicant/agent's submission

All of the application documents can be viewed on the Council's website using the following link.

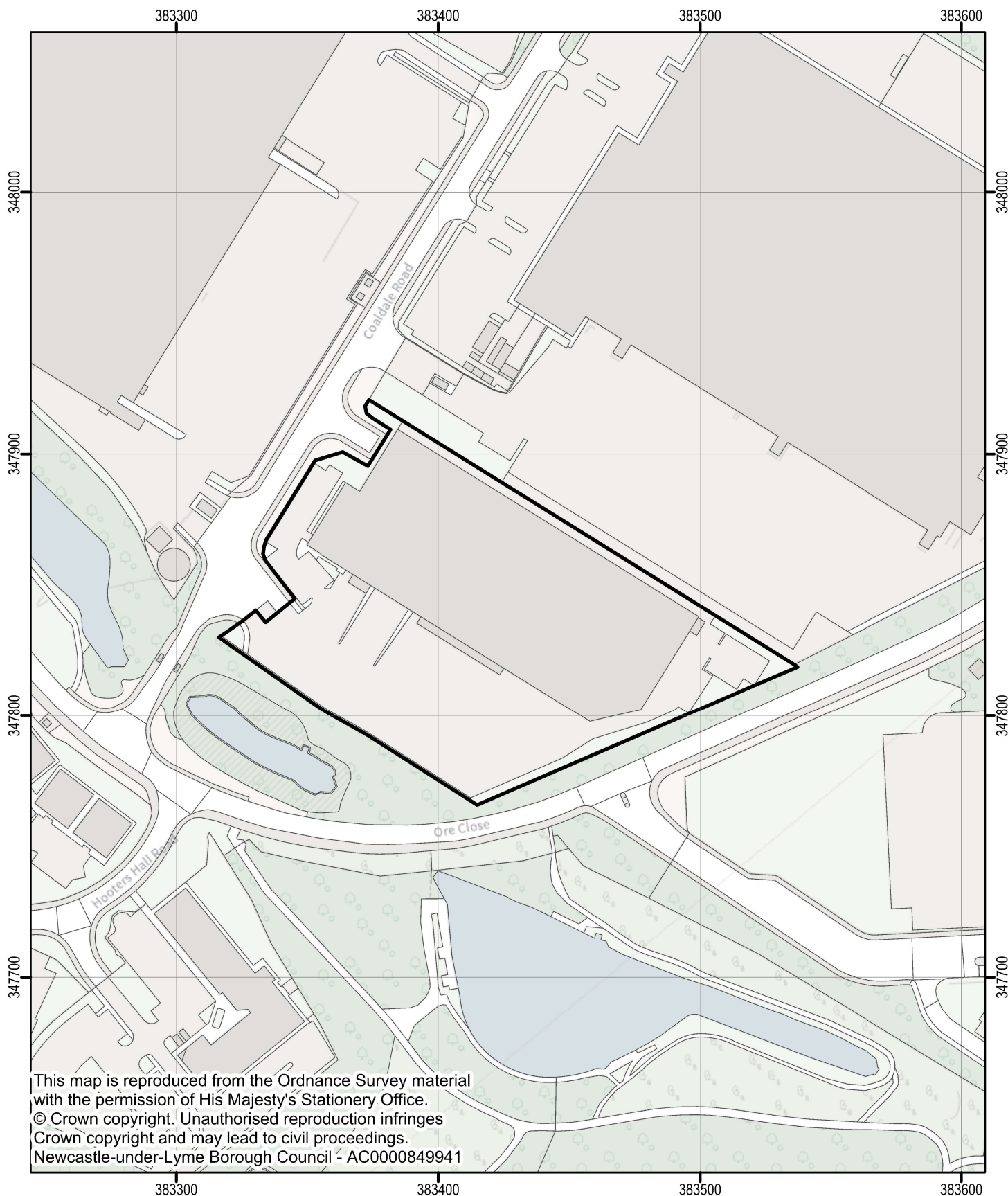
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/25/00265/FUL>

Background Papers

Planning File referred to
Development Plan referred to

Date report prepared

27th June 2025



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THE BUSH INN, HIGH STREET, SILVERDALE
SILVERDALE UK DEVELOPMENTS LTD

25/00387/FUL

The application seeks full planning permission for the construction of 8 semi-detached, 2 and 3-bedroom dwellings, including the formation of an access off Ashbourne Drive, associated parking and landscaping, on land at The Bush Inn, Silverdale. The public house and its main car park would be retained.

The site is located within the urban area of Silverdale, as indicated on the Local Development Framework Proposals Map. The Bush Inn is on the Council's Register of Locally Important Buildings and therefore comprises a non-designated heritage asset.

The application has been called in to Planning Committee by ward Councillors due to concerns regarding density, parking and access and impact on the existing village infrastructure.

The 8-week period for the determination of this application expires on 23 July 2025.

RECOMMENDATION

Permit, subject to conditions relating to the following matters: -

- 1. Time limit**
- 2. Approved plans**
- 3. Details of facing and hardsurfacing materials**
- 4. Boundary treatments**
- 5. Surface water and foul drainage details**
- 6. Construction hours**
- 7. Construction environmental management plan**
- 8. Noise mitigation measures**
- 9. Contaminated land**
- 10. Access constructed in accordance with approved details**
- 11. Driveway, parking and turning/servicing areas constructed in bound material**
- 12. Provision of cycle storage**
- 13. Landscaping scheme**
- 14. Tree protection/mitigation measures in approved AIA and Method Statement**
- 15. Refuse strategy**
- 16. External lighting of courtyard**
- 17. Details of side gate/gate enclosing alleyway to rear of plot 2**
- 18. Habitat management plan**
- 19. Biodiversity gain plan**

Reason for Recommendation

Subject to conditions, the layout, scale and density of the development would preserve the character and appearance of the area/significance of locally listed buildings, provide an appropriate living environment for both existing and proposed residents, have no significant impact on highway safety, not increase flood risk or adversely impact on biodiversity. As such, planning permission is recommended, subject to the above conditions.

Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with the planning application

Additional information and amended plans have been sought and provided and the scheme is now considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework.

Key Issues

The application seeks full planning permission for the construction of 8 semi-detached, 2 and 3-bedroom dwellings, including the formation of an access off Ashbourne Drive, associated parking and landscaping, on land at The Bush Inn, Silverdale.

The Bush Inn occupies a corner plot at the junction of High Street and Ashbourne Drive, with vehicular access to the car park taken from High Street. The application site comprises a parcel of overspill parking/scrub land directly to the south of an existing public house. The public house and its main car park would be retained.

The site is located within the urban area of Silverdale, as indicated on the Local Development Framework Proposals Map. The Bush Inn is on the Council's Register of Locally Important Buildings and therefore comprises a non-designated heritage asset.

Planning permission was refused and an appeal dismissed last year (Ref: 24/00068/FUL) for the erection of 4 detached dwellings on the site. The appeal was dismissed solely on the grounds that it was considered that the level of noise and disturbance from the use and occupation of the public house would adversely impact on the living conditions of future occupiers of the dwellings. An updated Noise Impact Assessment (NIA) and a noise survey, together with additional supporting information has now been submitted by the applicant to address these concerns.

Taking account of the above background, the key planning matters in the determination of the application are:

- The principle of residential development in this location,
- Whether the proposed development would provide an appropriate living environment for both existing and proposed occupiers,
- Design, density and layout, and its impact on the character and form of the area, the locally listed building and existing trees,
- Parking and impact on highway safety,
- Flood risk and drainage,
- Ecology/biodiversity net gain,
- Planning balance.

Principle of development

The application site is located within the defined district centre of Silverdale, which falls within the urban area of the borough. An area of the existing beer garden for the pub and an ancillary tarmac area would be utilised as the site area for the proposed development.

The site's location within Silverdale is considered to represent a sustainable location for new residential development where occupants of the proposed dwellings would have good access to a variety of services and facilities as well as public transport links and suitable pedestrian and cycle routes. Although concerns have been raised by local Councillors and local residents regarding the potential impact on local infrastructure/services, given the modest scale of the development, it is not considered that it would place an undue burden on such facilities. Therefore, the principle of residential development in this location is considered to be acceptable.

The Council is unable to demonstrate a 5-year housing land supply. Paragraph 11 d) of the National Planning Policy Framework (the Framework) indicates that in such circumstances where the requisite housing land supply cannot be shown, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole. An overall assessment of these matters is made in the 'planning balance' section at the end of this report.

Residential amenity

Paragraph 135 of the Framework lists a set of core land-use planning principles that should underpin decision-taking, one of which states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Guidance (SPG) Space about Dwellings provides advice on environmental considerations such as light, privacy and outlook.

Noise impacts

The application documents detail that the Bush Inn would remain active and so consideration must be given to whether the commercial use of the building would result in a harmful impact on the occupants of the proposed dwellings.

The Inspector dismissed the 2024 appeal for the sole reason that the level of noise and disturbance from the use and occupation of the public house would adversely impact on the living conditions for future occupiers of the dwellings. In particular, the Inspector concluded that due to the time of year the Noise Impact Assessment (NIA) was undertaken (April), it would not have monitored the site during peak periods for the use of the external areas i.e. summer months, when potential noise and disturbance to nearby future occupiers would be at its greatest. Insufficient information had also been provided on the other premises referred to by the appellant which were considered to be similar to The Bush Inn and used to calculate noise output in the summer months. The key extracts from the 2024 appeal decision are set out below:

The appellant submitted a Noise Impact Assessment (NIA) with the planning application and a noise survey was carried out over a 3-day period in April. Given the time of year the survey was conducted, the survey's periods of assessment were during periods that would not have seen the external spaces of the public house in peak use. In response to this the appellant has used bespoke calculations from 3 other public houses to calculate the potential noise output during the summer months, when external spaces would likely be in peak use.

There is limited information before me regarding the public houses used to calculate noise output in the summer months. In the absence of details regarding the opening hours of these premises and the size of these public houses and outdoor seating areas, I cannot be assured that these public houses are comparable to The Bush Inn. Additionally, the absence of information regarding when these surveys took place, the weather when the surveys took place, the numbers occupying the beer gardens and whether the public houses were trading as normal raises further uncertainties regarding the assumptions in the NIA. Given this, I cannot be certain that the data which has informed the noise output calculations accurately reflects the noise levels at the appeal site when the beer garden is in peak use. It is not therefore possible to know whether the mitigation methods proposed would be successful in achieving an acceptable noise environment within the proposed dwellings and gardens.

For the above reasons I cannot be assured that the proposal would provide satisfactory living conditions for future occupiers with regard to noise and disturbance. The proposal would therefore conflict with the requirements of the Framework which seek to ensure that new development provides a high standard of amenity for future occupiers.

The current application has been accompanied by an updated NIA and noise surveys, together with additional supporting information to address the above issues.

The current application has been accompanied by an updated NIA and noise surveys. Whilst the revised NIA was undertaken over 3 days between the 19th-21st April, the applicant has confirmed that the timing of the assessment was deliberate, as it was scheduled across a full weekend while the Bush Inn was open and operating as normal, including hosting a live event i.e. a worst case scenario when both the pub's car park and beer garden was in use and a late night music event was taking place. The NIA was undertaken over a period when the weather conditions remained largely dry and fair, with temperatures between 7–13°C. Although these conditions are cool, they allowed for reliable acoustic data capture.

To address concerns raised by the Inspector in the 2024 appeal regarding the representativeness of the data, the NIA incorporates bespoke calculations based on measured data from three comparable public houses: The Travellers Rest (Pensford), The Newbold Crown (Rugby), and The Bristol Inn (Clevedon). These venues were selected for their similar size, outdoor seating arrangements, and operational characteristics. Each had beer gardens in use during the assessments, with two hosting live or amplified music events. The surveys were conducted during warmer months (April to September), with temperatures ranging from 24–27°C, and all venues were trading under normal

conditions. The number of patrons in the beer gardens was estimated at up to 30 people, a figure deemed appropriate for the size of The Bush Inn's Garden. Using established acoustic modelling techniques, the noise generated by such occupancy levels was calculated to be approximately 74 dBA at source, reducing to 54 dBA at a 10-metre distance consistent with measured levels at the Bush, Silverdale site.

Mitigation measures have been carefully designed within the scheme to ensure compliance with BS8233:2014 and WHO guidelines. These include the installation of high-performance glazing systems capable of achieving a minimum 35 dB sound reduction, and the provision of alternative ventilation systems such as units with summer bypass and acoustic trickle vents for dwellings most exposed to noise sources (Plots 1, 2, 5, and 6). These systems allow for effective ventilation without the need to open windows during periods of elevated noise. Importantly, the NIA does not state that windows must remain closed at all times; rather, it provides a flexible solution that allows for natural ventilation when conditions permit. Moreover, a 2.1-metre-high acoustic fence will be erected along the boundary between the public house garden and the proposed residential plots providing further mitigation to satisfy any potential adverse noise impacts. The layout of the development has been optimised to minimise direct exposure to noise, with no windows on elevations facing the public house or car park, and several plots benefiting from quieter, screened facades.

The NIA concludes that with these mitigation measures in place, internal and external noise levels will fall within the low-risk category under ProPG guidance. The calculated levels for amenity spaces are expected to be around 42–43 dB LAeq, well below the 50–55 dB threshold recommended for outdoor living areas. The assessment also confirms that the dwellings can be naturally ventilated for long periods during the day and night, with alternative systems available during peak noise periods. The design aligns with the Framework, the Noise Policy Statement for England, and the Planning Practice Guidance, particularly in its application of the Agent of Change principle. It ensures that the existing public house is not subject to unreasonable restrictions due to the new development, while also safeguarding the amenity of future residents. The Council's Environmental Health Officer is satisfied that the submitted NIA appropriately assesses the potential impact on proposed occupiers and raises no objections to the application, subject to conditions ensuring that the noise mitigation measures in the NIA are implemented in full to ensure the required noise levels for residential buildings are maintained.

In conclusion, subject to the aforementioned conditions, it is considered that the updated NIA addresses the Inspector's concerns in the 2024 appeal and the potential noise and disturbance of the use and occupation of The Bush Public House during peak periods would not adversely impact on the living conditions of potential future occupiers of the development.

Odour

An Odour Assessment (OA) has also been undertaken to assess the potential impact of odour on proposed occupiers from the public house and the Food Junction Takeaway which is situated around 70m from the site. Both these establishments have kitchen exhaust systems that appear to comply with EMAQ+ guidance, and prevailing wind directions and the presence of odour control systems suggest that any impact on the proposed development would be minimal. As such, the submitted OA found no major odour sources likely to impact future residents of the proposed development. This is supported in the comments from the Environmental Health Officer who raises no objections to the application on this basis.

Space Around Dwellings

Each of the 8 dwellings proposed would have a suitably sized garden and appropriate separation distances between principal windows. Although there would be a degree of overshadowing of the rear garden serving plot 4 from the existing trees directly to the south, this impact is not considered to be significant and was considered to be acceptable in consideration of the 2024 application.

It is noted that planning permission has been granted for the construction of a detached dwelling directly beyond the eastern boundary of the site (application reference 22/01078/FUL). Whilst a commencement has not been made on this permission, the consent is extant, and so consideration must be given on the impact of the proposed development on the potential future occupants of this approved dwelling. The rear elevations of the proposed houses on plots 5 and 6 contain principal windows that would look out onto the side elevation of the approved dwelling and the site plan

indicates that there would be around 18m between these elevations of plots 5 and 6 and the approved dwelling. The recommended separation distance within the Council's Space Around Dwellings Guidance recommends a distance of 13.5m where it faces a wall that contains no principal windows. Whilst there are windows on this side elevation of the extant dwelling, they are not principal windows and therefore on this basis the development would conform with the recommended distances within the SPG.

Waste collection

Notwithstanding the concerns raised by the Parish Council, sufficient space has been allocated for the collection of waste and recycling receptacles off Ashbourne Drive, with the bin collection point within a reasonable distance of all 8 dwellings.

It is therefore considered that the development would not raise any adverse implications for residential amenity and would accord with the principles of the Framework.

Character and appearance of the development

Paragraph 131 of the Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 135 of the Framework lists 6 criteria, a) – f) with which planning policies and decisions should accord and details, amongst other things, will function well and add to the overall quality of the area; be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

Policy R3 of the Urban Design Supplementary Planning Document (SPD) states that new housing must relate well to its surroundings, it should not ignore the existing environment but should respond to and enhance it, exploiting site characteristics. Policy R5 goes on to state that “buildings must define the street space with a coherent building line that relates to existing building lines where they form a positive characteristic of the area [and] infill development should generally follow the existing building line”. R12 states that residential development should be designed to contribute towards improving the character and quality of the area.

CSS Policy CSP1 states that new development should be well designed to respect the character, identity and context of Newcastle and Stoke-on-Trent's unique townscape and landscape and in particular, the built heritage, its historic environment, its rural setting and the settlement pattern created by the hierarchy of centres. It states that new development should protect important and longer distance views of historic landmarks and rural vistas and contribute positively to an area's identity and heritage (both natural and built) in terms of scale, density, layout, use of appropriate vernacular materials for buildings and surfaces and access. This policy is considered to be consistent with the Framework.

Paragraph 215 of the Framework outlines that in weighing applications which directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Saved Policy B8 of the Local Plan states that the Council will ensure the conservation of locally important buildings and structures by encouraging their retention, maintenance, appropriate use and restoration.

The application site comprises a parcel of land to the rear of the Bush Inn Public House that is currently a mixture of tarmac, lawned areas and an area developed for part use as the beer garden for the pub. The proposed dwellings would be accessed from Ashbourne Drive and would comprise 8 semi-detached, two storey properties. Development within the surrounding area comprises a mixture of modern and traditional semi-detached and terraced dwellings. To the north, south and southwest of the application site lie more modern housing developments comprised of semi-detached dwellings of traditional brick and tile construction. To both the west and east of the site, sitting in line from the frontage of the Bush Inn Public House lies a row of attractive villa terraces which are locally listed. The Bush Inn itself is also a Locally Listed building; two storeys in height and constructed from red

brick with a tiled roof and decorative chimney stacks.

Two of the pairs of semi-detached dwellings would be orientated to present an active frontage onto Ashbourne Drive, sited either side of the private access road which would then continue to the remaining 4 dwellings which are positioned at the southeastern edge of the site.

There are two house types to be used within the development, both of which are two storey and utilise red facing brickwork with brown plain clay roof tiles. The house type on plots 1-4 would have varied ridge heights to add interest to the frontage of the development. Elements of architectural interest are provided through a greater level of detailing which includes the provision of brick corbelling detail, stone cills, gabled roof and porch details and traditional brick chimney stacks.

Local Councillors and the Parish Council have raised concerns regarding the density of the proposed development and the impact of the proposal on the character and appearance of the area. Specific reference has been made to the Silverdale Design Guidance and Codes (SDGC) which provides design guidance for Silverdale. SAT2 of the SDGC advises that a density of 33 dwellings per hectare is appropriate, based on the existing densities within the village envelope.

The proposed density for this scheme would be around 44 dwellings per hectare. However, the SDGC is guidance rather than adopted planning policy and given that it is to sit alongside the emerging Silverdale Neighbourhood Plan which is at a very early stage of preparation, the document can therefore be afforded no weight in the assessment of this case.

Notwithstanding the above, consideration needs to be given to the layout and mix of existing housing in the locality. It is important to note that the density referred to in SAT2 explicitly excludes significant existing residential development outside the village envelope to the south of the application site (i.e. Hulme Close etc) which is of a comparable density to the proposed scheme. Moreover, there are numerous examples of terraced and semi-detached housing within the village envelope (High Street etc) that are of a similar/higher density than the current scheme. Therefore, the density of the scheme would broadly respect the prevailing pattern of development in the area.

The scale, form and design of the proposed dwellings are considered to be appropriate. The positioning and orientation of the dwellings allows the development to present an attractive, active frontage onto Ashbourne Drive and the level of architectural detail and high-quality material pallet will ensure that the residential development makes a positive contribution to the character and appearance of not only the site, but also the wider locality.

The application details that brick walls would be utilised as the boundary treatment in the areas of the development that are readily visible from wider public vantage points, namely the front elevation to Ashbourne Drive, and the northern boundary adjacent to the car park with the pub. A combination of post and rail fencing and close boarded fencing would be used elsewhere throughout the scheme. These boundary treatments are considered to be acceptable, and the use of the brick wall detailing is particularly welcomed to provide a positive feature in a sensitive position adjacent to the locally listed buildings. The afore mentioned boundary treatments and overall layout of the development would also provide a secure environment which reduces the potential for crime/the fear of crime. To enhance security within the development and to accord with secured by design principles as referred to in the Staffordshire Police Designing Out Crime Officer comments, conditions providing lighting in the rear courtyard and gated access to plot 2/enclosing the alleyway to the rear of this unit are recommended. Similarly, to secure the satisfactory appearance of the development, conditions can be attached requiring precise details of facing materials, hard surfacing materials and fenestration finishes.

Although the Council's Conservation Officer (CO) has not commented on the current application, in determining the 2024 application, the CO concluded that the density, scale, layout and design of the development preserved the significance of the locally listed public house and its setting and was therefore acceptable. As the position, overall layout and broad design of the proposed dwellings mirror that proposed under the 2024 scheme, with the only change being the splitting up of the large detached dwellings into 4 pairs of semi-detached houses, it is considered that the current proposal would have a similar impact to the 2024 scheme on the significance of the locally listed building and its setting.

It is not considered that the development, by virtue of its overall design and density, would have a detrimental impact on the locally listed buildings. In addition, there is a great variety of development and design surrounding the application site and the traditional design of the development as proposed would fit well into the vernacular of the wider area. Whilst other development has been approved within the vicinity of the application site, it is not considered that the cumulative impacts of the development would be harmful to the character and appearance of the area given the variety of design and the siting of the application site within a built up, urban area.

There are a number of existing trees on the site and its boundaries which the submitted Arboricultural Impact Assessment (AIA) confirms can be retained, subject to appropriate tree protection measures. A condition can be imposed requiring that the development is constructed in accordance with the AIA and Method Statement. The submitted layout plan shows new tree and shrub planting along the site frontage and to the southern boundary which will help to soften views of the development. A condition can also secure the full and precise details of this planting schedule.

Therefore, overall, it is considered that the development would comply with the policies of the Development Plan and the provisions of the Framework.

Highway Safety

Paragraph 115 of the Framework states that, amongst other points, development should provide a safe and suitable access to the site for all users.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development would be severe.

Access to the site is proposed to be taken from Ashbourne Drive to serve all of the dwellings. The Highway Authority is satisfied that the proposed access arrangements and visibility splays would provide safe and suitable access for the development for all vehicles, including delivery and emergency services. A total of 15 parking spaces would be provided in 5 separate areas spread across the site. This would accord with the Council's parking guidelines.

Objections received have detailed that the development would lead to an increase in traffic congestion in the area and not provide appropriate access for delivery, waste and emergency service vehicles. However, the vehicle movements associated with 8 dwellings are not considered to give rise to severe highway congestion or safety issues that would justify the refusal of the application. A collection point would be provided on Ashbourne Drive for refuse vehicles, with the turning area within the development large enough for delivery vehicles/ambulances to manoeuvre and exit the site in a forward gear. In addition, the highway authority raises no objections to the proposal on this basis.

To address any potential disruption to the highway network during construction works, a condition should be attached to any permission granted to secure the submission of a construction management plan prior to any works commencing on site.

Therefore, subject to conditions, the proposed development is considered to be acceptable from a highway safety perspective and so accords with the provisions of the development plan as well as the aims and objectives of the Framework.

Flood Risk and Drainage

Paragraph 167 of the Framework outlines that when determining any planning applications, local planning authorities should ensure that flood risk is not increased on the site or elsewhere. The Bush Inn lies in Flood Zone 1, land with a low flood risk. The applicant has indicated that surface water will be disposed of via sustainable drainage systems (SuDs) and foul water will connect to the main sewer. A condition is recommended to ensure that details of SUDs and foul water disposal are submitted for approval prior to commencement of development.

Subject to the afore mentioned condition, it is not considered that the proposed development would create any additional risk of flooding.

Ecology/biodiversity enhancements

A Preliminary Ecological Appraisal (PEA) that accompanies the application confirms that there are no statutory or non-statutory designated sites within 500m of the site, and no protected species recorded on-site.

To enhance biodiversity, the development will include the planting of five native trees and ornamental shrubbery designed to support pollinators and birds. Recommended tree species include rowan, wild cherry, crab apple, silver birch, holly, and willow. Additionally, integrated bat and bird boxes (e.g., swift bricks and Habibat bat boxes) are proposed to support local wildlife. These features will be incorporated into the building fabric to ensure long-term ecological value.

A Biodiversity Net Gain (BNG) assessment has been undertaken to evaluate the ecological impact of the proposed development. The baseline biodiversity value of the site, prior to development, was calculated at 1.76 habitat units and zero hedgerow units. Following the completion of the proposed development, the on-site biodiversity value is projected to reduce to 0.13 habitat units, resulting in a net loss of 1.62 habitat units, which equates to a 92.5% reduction in habitat value. To meet the statutory requirement of delivering a minimum 10% net gain in biodiversity, the development as originally submitted would have been required to secure an additional 1.8 habitat units off-site. This off-site provision must include at least 0.2 units of medium distinctiveness habitat, such as heathland and scrub, and a minimum of 1.21 units of individual tree habitats.

An updated landscaping plan has been submitted during the application process which incorporates additional on-site soft landscaping elements. These include approximately 72sqm of wildflower planting and the addition of seven new trees. This would reduce the off-site requirement to 1.7 units. It is proposed that these units will be delivered through a third-party habitat bank, with the applicant having secured a quote for the work from a BNG provider. As this is a post-determination matter which will be resolved through submission of the Biodiversity Gain Plan prior to commencement, this, together with a habitat management plan (HMP) can be secured via condition. A landscape and ecological management plan should also be submitted prior to first occupation to ensure that the on-site wildflower planting and urban trees are correctly established and maintained for the necessary 30-years.

Planning Balance

As set out above, the Council cannot provide a 5-year housing land supply. Paragraph 11 d) of the Framework indicates that, in such circumstances where the requisite housing land supply cannot be shown, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

For the reasons set out in the main body of this report, the proposal would make a contribution towards the Borough's housing supply, particularly in the context of a development plan that is not up to date in terms of housing need and where a suitable supply of housing cannot be demonstrated. This benefit therefore must also be attributed with substantial weight.

In addition, it has also been demonstrated through the submission of technical details that the proposal would raise no issues in respect of residential amenity, character and appearance of the area/locally listed buildings, highway safety, biodiversity or flood risk. On this basis, planning permission should be granted, subject to the use of appropriate conditions.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't
- Foster or encourage good relations between people who share a protected characteristic and those who don't

The development will not have a differential impact on those with protected characteristics.

APPENDIX

Policies and proposals in the approved development plan relevant to this decision: -

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP3: Spatial Principles of Movement and Access
Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy
Policy CSP1: Design Quality
Policy CSP3: Sustainability and Climate Change
Policy CSP4: Natural Assets

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

Policy H1: Residential Development: Sustainable Location and Protection of the Countryside
Policy T16: Development – General Parking Requirements
Policy N12: Development and the Protection of Trees
Policy N17: Landscape Character – General Considerations
Policy B8: Other buildings of historic or architectural interest

Other Material Considerations include:

[National Planning Policy Framework \(2024\)](#)

[Planning Practice Guidance \(2019 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

[Space Around Dwellings SPG \(SAD\) \(July 2004\)](#)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document \(2010\)](#)

[Relevant Planning History](#)

Application site

24/00068/FUL Retention of existing public house and erection of four four-bedroom dwellings (Use Class C3) forming access off Ashbourne Drive, with associated parking, hard and soft landscaping - Refused and appeal dismissed.

Adjacent land

22/01078/FUL Proposed erection of 3No. bedroom detached dwelling at 197 High Street, Silverdale – Approved but not yet implemented.

[Views of Consultees](#)

The **Environmental Health Officer** raises no objections, subject to conditions restricting construction hours, the submission of a CEMP, ensuring the noise mitigation measures outlined in the NIA are implemented, submission of a risk assessment to identify any potential contamination, and the controlling of any soil/material which may be brought onto site.

The **Highway Authority** raises no objections, subject to conditions requiring the new access to be constructed before the occupation of the development, submission of a CEMP, secure cycle storage, and the car parking, driveways, servicing and circulation areas being constructed in a bound material.

The **Staffordshire Police Designing Out Crime Officer** raises no objections to the proposal, but recommends consideration is given to the lighting of the rear courtyard and a gated access to the rear of plot 2 and enclosing alleyway.

Silverdale Parish Council objects to the application on the following basis:

- Layout represents overdevelopment of the site and is contrary to the Silverdale 2025 Design Guidance and Codes (SDGC) for the village envelope;
- Proposal would provide a density of 44.7 dwellings per hectares which is above the 33 dwellings per hectare in SAT2 of the SDGC;
- Waste collection arrangements unsatisfactory;
- Insufficient access for delivery/emergency service vehicles provided;
- Increased number of dwellings will result in an increase in the number of receptors which could be affected by noise from the public house when compared with the 2024 appeal;
- Fewer dwellings should be provided on the site which better reflects the significance of nearby heritage assets and local character/distinctiveness.

No comments have been received from the **Conservation Officer, Landscape Development Section** or **Waste Services**. The deadline for the submission of these responses was 23rd June. Any additional comments received including from Staffordshire Wildlife Trust in relation to BNG will be reported to Members in a supplementary report.

Representations

Three letters have been received objecting on the following grounds:

- Infrastructure in the area cannot cope with additional residential development
- Highway safety and parking concerns
- Proposal should provide swift boxes

Applicant's/Agent's submission

The submitted documents and plans are available for inspection on the Council's website via the following link: -

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/24/00387/FUL>

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

3rd July 2025

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25/00387/FUL
The Bush Inn
High Street Silverdale
Newcastle
Staffordshire
ST5 6JZ



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LAND AT DODDLESPool, BETLEY reference 17/00186/207C2

The purpose of this report is to provide Members with an update on the progress of the works being undertaken at this site following the planning application for the retention and completion of a partially constructed agricultural track, approved under planning permission 21/00286/FUL.

RECOMMENDATION

That the information be received.

Latest Information

As previously reported, works to the track are largely complete and the landowner now needs to carry out the approved landscaping works.

Your officers are progressing the appropriate enforcement action against the landowner to ensure that the landscaping works, as required by condition 4 of planning permission 21/00286/FUL, are carried out in accordance with the approved plans at the earliest opportunity.

Date Report Prepared – 4 July 2025

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